084.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,100 / 685,100
					USE VALUE:	685,100 / 685,100
					ASSESSED:	685,100 / 685,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISCHER MATTHEW THOMAS
Owner 2:	L`ECUYER CANDACE JANE
Owner 3:	
Street 1:	16 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CABRAL MICHAEL R -
Owner 2:	-
Street 1:	11 BOYNTON LN
Twn/City:	BILLERICA
St/Prov:	MA Cntry:
Postal:	01821-1917

NARRATIVE DESCRIPTION

This parcel contains 7,409 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7409.000	235,500		449,600	685,100
Total Card	0.170	235,500		449,600	685,100
Total Parcel	0.170	235,500		449,600	685,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.87 | /Parcel: 444.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53159

GIS Ref

GIS Ref

Insp Date 10/19/18

!6886!

PREVIOUS ASSESSMENT

Parcel ID 084.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,600	0	7,409.	449,600	685,200	685,200	Year End Roll	12/18/2019
2019	101	FV	167,900	0	7,409.	443,200	611,100	611,100	Year End Roll	1/3/2019
2018	101	FV	167,900	0	7,409.	340,400	508,300	508,300	Year End Roll	12/20/2017
2017	101	FV	167,900	0	7,409.	321,100	489,000	489,000	Year End Roll	1/3/2017
2016	101	FV	167,900	0	7,409.	295,400	463,300	463,300	Year End	1/4/2016
2015	101	FV	158,300	0	7,409.	276,200	434,500	434,500	Year End Roll	12/11/2014
2014	101	FV	158,300	0	7,409.	254,300	412,600	412,600	Year End Roll	12/16/2013
2013	101	FV	158,300	0	7,409.	254,300	412,600	412,600		12/13/2012

PRINT

Date	Time
12/10/20	21:35:19

LAST REV

Date	Time
07/28/20	15:14:50
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6886

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CABRAL MICHAEL	74086-518	1	2/4/2020	Mult Lots	600,000	No	No		
CABRAL MARJORIE	69927-296		9/14/2017	Convenience	1	No	No		Marjorie R Cabral dod 1/9/2019
CABRAL JOSEPH D	57168-520		7/20/2011	Convenience	1	No	No		Joseph D. Cabral d.o.d. 5/3/2014.
CABRAL ALICE,	57128-374		7/12/2011	Family	1	No	No		
CABRAL MARJORIE	54768-454		6/2/2010	Convenience	1	No	No		
CABRAL ALICE--E	54768-450		6/2/2010	Family	1	No	No		
	14932-334		3/1/1983		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2020	372	Inter Fi	110,000	C				
6/10/2019	849	Porch	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2020	SQ Returned	JO	Jenny O
4/17/2020	SQ Mailed	MM	Mary M
10/19/2018	Meas/Inspect	HS	Hanne S
11/18/2008	Meas/Inspect	345	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Meas/Inspect	264	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53159
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7409		Sq. Ft.	Site		0	70.	0.87	6									449,590						449,600	

Total AC/HA: 0.17009 | Total SF/SM: 7409 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 449,590 | Spl Credit | Total: 449,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33181810
Const Adj.:	0.97612083
Adj $ / SQ:	162.502
Other Features:	67800
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341306
Depreciation:	105805
Depreciated Total:	235501

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

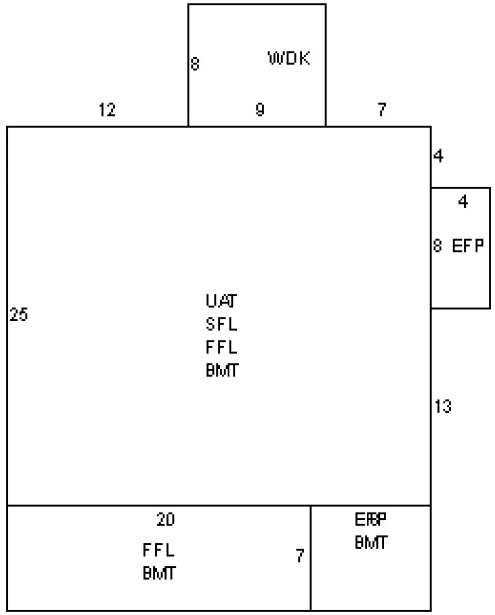
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	146.25
Special Features:	0	Val/Su Net:	84.99
Final Total:	235500	Val/Su SzAd	152.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	48.750	43,681
FFL	First Floor	840	162.500	136,502
SFL	Second Floor	700	162.500	113,751
UAT	Upper Attic	175	65.000	11,375
EFP	Enclos Porch	88	56.770	4,996
WDK	Deck	72	15.620	1,124

Net Sketched Area: 2,771 | Total: 311,429

Size Ad 1540 | Gross Are 3296 | FinArea 1540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

084.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: